

**Maryland House of Delegates  
2026 Regular Session**

**HB 774** Third Reading (HB) Calendar No.132  
 Delegate Wilkins (ECM)  
 Landlord and Tenant - Residential Leases and Holdover Tenancies -  
 Local Good Cause Termination (Good Cause Eviction)  
 On Third Reading

**84 Yeas      41 Nays      11 Not Voting      0 Excused      5 Absent**

**Voting Yea - 84**

|             |                |                 |           |               |
|-------------|----------------|-----------------|-----------|---------------|
| Speaker     | Davis          | Kaufman         | Roberson  | Taylor        |
| Acevero     | Ebersole       | Kerr            | Roberts   | Terrasa       |
| Addison     | Edelson        | Korman          | Rogers    | Toles         |
| Allen       | Embry          | Lehman          | Rosenberg | Turner        |
| Bagnall     | Fair           | Long, J.        | Ross      | Valderrama    |
| Barnes      | Fennell        | Lopez           | Ruff      | Vogel         |
| Bartlett    | Foley          | Martinez        | Ruth      | Wells         |
| Behler      | Forbes         | McCaskill       | Shetty    | White Holland |
| Bhandari    | Fraser-Hidalgo | Mireku-North    | Simmons   | Wilkins       |
| Boafo       | Guyton         | Moon            | Simpson   | Williams      |
| Boyce       | Guzzone        | Moreno          | Smith     | Wims          |
| Chang       | Healey         | Odom            | Solomon   | Wolek         |
| Charkoudian | Hill           | Palakovich Carr | Spiegel   | Woods         |
| Clippinger  | Holmes         | Pasteur         | Stein     | Worman        |
| Coley       | Ivey           | Patterson       | Stewart   | Young         |
| Conaway     | Jones, D.      | Phillips        | Stinnett  | Ziegler       |
| Cullison    | Kaiser         | Pruski          | Taveras   |               |

**Voting Nay - 41**

|           |            |             |            |               |
|-----------|------------|-------------|------------|---------------|
| Adams     | Crosby     | Howard      | Metzgar    | Rose          |
| Alston    | Fisher     | Hutchinson  | Miller     | Sample-Hughes |
| Arentz    | Ghrist     | Jacobs      | Morgan, M. | Schindler     |
| Arikan    | Grammer    | Johnson, S. | Morgan, T. | Schmidt       |
| Baker     | Griffith   | Kipke       | Nawrocki   | Stonko        |
| Beauchamp | Hartman    | Long, R.    | Nkongolo   | Tomlinson     |
| Buckel    | Hinebaugh  | Mangione    | Pippy      | Valentine     |
| Chisholm  | Hornberger | McComas     | Reilly     | Wivell        |
| Ciliberti |            |             |            |               |

**Not Voting - 11**

|             |             |       |        |        |
|-------------|-------------|-------|--------|--------|
| Bouchat     | Harrison    | Lewis | Queen  | Wilson |
| Cardin      | Johnson, A. | Qi    | Watson | Wu     |
| Crutchfield |             |       |        |        |

**Excused from Voting - 0**

**Excused (Absent) - 5**

|        |          |          |           |         |
|--------|----------|----------|-----------|---------|
| Amprey | Anderson | Feldmark | Jones, A. | Szeliga |
|--------|----------|----------|-----------|---------|

\* Indicates Vote Change